

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365

COAST GUARD CITY, USA



phone: 541.574.0629
fax: 541.574.0644
<http://newportoregon.gov>
mombetsu, japan, sister city

Summary of community feedback received on comment cards from July 27, 2015 public meeting on proposed urban renewal areas in Newport

10 forms turned in at the meeting, 6 forms and/or letters received after the meeting.
Compilation as of 8/19/2015.

Overall themes of comments:

- Support for work in Agate Beach
- Need for affordable, workforce housing
- Strong feelings about couplet concept both for and against
- General support for infrastructure improvements
- General support for economic improvements
- Need for parking in commercial core areas

What components of the draft urban renewal plans do you like?

- reserving judgment
- we need it all
- facelift for Newport, improved economics, utility undergrounding
- utility undergrounding, Agate Beach Neighborhood Plan
- storefront upgrades and use of all of the empty lots
- intersection alignment: US 101 and 6th, commercial core areas highway/street upgrades (e.g. couplet, widening etc.)
- create economic opportunity, neighborhood planning
- investing in the community, citizen input
- support for economic opportunity, removal of urban blight, paved streets in Agate Beach
- Improving the look (beauty)... not removing blight. 101 looks like concrete and metal, we need more trees and grass areas like Walgreens has.
- Communication needs to be more than lip service since Agate Beach is footing part of the bill, it should have some say.
- Improving the "downtown" area
- Do not like any components
- Addressing blight, addressing lack of affordable housing, emphasis on development of affordable housing options in the central core area.

What 3 projects do you feel are most important?

- Agate Beach: Infrastructure repair/replace (existing) first. Sidewalks, storm sewer, paving. Infrastructure new/needed second, transportation to/from north to city center
- pedestrian and bicycle improvements
- signage and streetscape improvements
- utilities - and infrastructure and undergrounding
- parking improvements
- storm drainage
- intersection realignment
- local street right away improvements
- couplet/highway upgrades
- storm drainage improvements
- intersection realignment(e.g. US 101 and 6th Street
- commercial core area highway/street upgrades
- parking improvements
- planning efforts to determine infrastructure upgrades
- housing, identify all city properties that could be used
- remove parking on 101 downtown
- police station on 101 downtown
- buy and create more downtown parking on ninth and behind Pier 101
- Agate Beach neighborhood storm sewers and street repair before all of the spending on public art, benches, storefront facades, etc.
- Descriptions too vague to form an opinion
- None of the projects are important
- Benches to encourage use of public spaces, heavy emphasis on development of public spaces
- Major renovation of most buildings in downtown
- Incorporating ways to beautify the city along Highway 101 (discourage parking lots that face highway, increase multi-use boutique stores on ground floor, affordable housing on upper floors

Are there other projects that should be considered?

City staff responses show in italics. There are several references to “refinement plans.” Two such planning efforts are proposed. Each will require substantial public outreach. One of the plans would focus on Agate Beach and the other on the City’s Commercial Core Areas along US 101 and US 20. The plans will identify specific projects that would fall under the broader project categories identified in the urban renewal plans.

- revitalize the movie theater
 - *This could be eligible for funding through the storefront loan program.*
- pedestrian and bicycle improvements
 - *There could be funding in street improvement projects if directed in one of the refinement plans.*
- Ernest Bloch Heritage Center
 - *The boundary of the plan area has been amended to include the property. This could be eligible for funding through the storefront loan program.*
- parks and beach improvement
 - *The beach is not in the urban renewal area, so improvements along the beach would not be eligible for funding. There could be funding allocated to small parks if directed in one of the refinement plans.*
- continued improvement in crosswalks
 - *There could be funding in street improvement projects if directed in one of the refinement plans.*
- add sidewalk and lighting improvements on 101 between Best Western in Agate Beach and Walmart
 - *There could be funding in street improvement projects if directed in the refinement plan.*
- landscape mitigation in west Agate Beach
 - *There could be funding in street improvement projects if directed in the refinement plan.*
- invest in the human capital as much as the economics
 - *Urban renewal eligible projects are defined in the Oregon Revised Statutes. They include capital projects and administration to support the capital projects. Projects for human capital must be funded through other sources.*
- without adequate workforce housing economic responses will be difficult. Plan needs to do more than just funding infrastructure.
 - *Construction of affordable housing could be a component of one of the redevelopment projects, but no funding is specifically identified for housing.*

Infrastructure improvements in Agate Beach would facilitate new housing construction, which would increase the City's housing supply.

- move National Guard Armory off 101 to airport- a dead inactive use
 - *This property could be considered for one of the redevelopment projects.*
- more housing
 - *Housing could be one of the redevelopment projects, but no funding is specifically identified for housing.*
- replace National Guard property with a farmers market multipurpose building or aquatic center
 - *This property could be considered for one of the redevelopment projects.*
- work with hospital district
 - *There will be coordination with the Hospital District*
- police station on 101 downtown
 - *This could be one of the redevelopment projects if a police station were a component of the new project (e.g. space in a commercial redevelopment site). At this time, funding for a new police station is not a specific project in the Plan.*
- clean up the Deco district, make it one way with plantings, storefront requirements of owners, etc.
 - *Portions of the Deco district that are in the urban renewal area would be eligible for improvements under the programs identified in the Plan, including storefront improvements and street improvements.*
- the lack of landscaped businesses on US 101 is distressing. All you can see is storefronts and concrete.
 - *Funding for street tree and landscape island enhancements are included in the Plan. Also, street improvements are a project, and if identified in one of the refinement plans as a priority, landscaping could be considered in this area. Funding is programmed for utility undergrounding, which would reduce visual clutter along the highways.*
- an earthquake resistant fire station would be important
 - *Creating an earthquake resistant fire station is not included in the Plan. The City has obtained funding from the State of Oregon to seismically upgrade the main fire station and that work is underway.*
- making it possible for people to walk and bike safely from north Newport into town for jobs, schools shopping, library etc.
 - *There could be funding in street improvement projects if directed in the refinement plan.*

- construct a bypass starting at NE 73rd to enable traffic to Route 20 to bypass Newport.
 - *The commercial core refinement plan will study alternatives to traffic flow in Newport. The Agate Beach refinement plan will also address transportation solutions.*
- Create a noise abatement plan to protect people in north Newport from low flying aircraft.
 - *This is not a project in the Plan. The City is in the process of updating its Airport Master Plan. Noise abatement is an issue that will be covered in that Plan. The project lead for that effort is Melissa Roman. She can be reached at 541-574-3377.*
- Issue to be considered: Avoid couplet as solution to traffic in downtown - destroys businesses and hampers pedestrian use
 - *The commercial core refinement plan will study alternatives to traffic flow in Newport, including whether or not a couplet is viable and appropriate within the community. There will be substantial public outreach as part of that planning effort.*

Is there any other element of the plans on which you would like to provide input?

- no more cute signs or ugly concrete arches less paving, more trees
- the couplet is an exceedingly terrible idea and is not needed traffic on 101 will be improved by removing parking on 101 downtown spend the money on more parking off 101 and removing dreadful housing that should be condemned turn that into parking.
 - *The commercial core refinement plan will study alternatives to traffic flow in Newport.*
- South Beach urban renewal comments, contact person who submitted questionnaire
 - *Staff followed up.*
- what couplet could be a model for Newport? Put those on the website
 - *The commercial core refinement plan will study alternatives to traffic flow in Newport. Couplets, highway widening projects and other transportation solutions implemented in comparable communities will be evaluated at that time.*
- not all economic development is sustainable or beneficial what kind of economic development are you seeking? Clean community oriented locally owned
- no couplet of US 101

- *The commercial core refinement plan will study alternatives to traffic flow in Newport.*
- Agate Beach neighborhood plan
- using 7th or 9th Street as couplet for 101 is a bad idea. Dangerous to run a highway through a hospital campus, terrible for church on Ninth Street, terrible for shuttling people through the business District - missing one half businesses on Newport by giving up north south traffic
 - *The commercial core refinement plan will study alternatives to traffic flow in Newport.*
- why waste one half million dollars on removing billboards
 - *Billboard removal will likely be required for some commercial redevelopment projects. Refinement plans may also identify the removal of certain billboards to enhance the streetscape*
- keep the public better informed
 - *The urban renewal advisory committee meetings have been open to the public. Property owners within the proposed urban renewal plan areas received direct mail notice of the June 27th and August 31st open houses, as well as upcoming hearings on September 8th, 14th and 21st. This amounted to over 7,000 individual pieces of mail over four separate mailings. The project has also been advertised on the radio and in the News-Times. Information is available of the main page of the City website and all of the upcoming meetings are open to the public with opportunities to comment.*
- plan for affordable housing, don't push housing costs up
 - *Housing could be one of the redevelopment projects and infrastructure investments should help to increase the city's housing supply; however, no funding is specifically identified for housing.*
- how much is being spent on consulting, management, administration etc. these costs are not included
 - *The cost to administer the urban renewal program is factored into the plans at 4% of the total maximum indebtedness. The consultant contract for the Newport Northside plan is \$27,000 and is being paid for by the City. The contract for the McLean Point plan is \$16,000 and is being paid for by the Port of Newport. It is common for local governments to ask consultants to assist them in preparing these types of plans given the complexity of the statutes and the desire of impacted taxing entities in having the financial data prepared by an independent party.*

- the three lots at the city is giving to Habitat should be used for the pool or parking or perhaps to move the senior center but not given to Habitat. Other properties away from downtown would serve them better.
 - *The City has entered into a contract with Habitat for the construction of affordable housing on these properties, which are located on the opposite side of Benton Street from the Recreation Center. The viability of the lots for parking was evaluated as part of the design process for the aquatic facility and it was determined that they are not suitable for that purpose, because they would create an unsafe crossing of high volume collector roadway (Benton Street) and they would not provide a meaningful number of spaces at reasonable cost due to engineering considerations.*
- The movie theater is the only real Deco building in the Deco district. (revitalize it)
 - *This could be considered for one of the redevelopment projects.*
- Any changes to 101 need to be voted on by all of Lincoln County residents
 - *The refinement plan for commercial core areas will include public outreach and hearings before the Planning Commission and City Council. It is not being considered for a public vote of all Lincoln County residents. It is also important to understand that US 101 is a state highway, not a city road, so any changes would also have to be acceptable to the Oregon Department of Transportation.*
- Would like to see priority stated, i.e. how much tax money will come from Agate Beach versus from the US 101 Corridor
 - *Residential zoning accounts for 35.7% of the parcels. This includes residential areas other than Agate Beach. Specific projects will be defined and prioritized as part of the refinement plans which will be initiated as part of the first phase of the Newport Northside urban renewal plan.*
- Need input on any restructuring of traffic flow
 - *The commercial core refinement plan will study alternatives to traffic flow in Newport. This will include public input.*
- The shape of the Urban Renewal district makes no sense... grouping doesn't make sense, geographically, historically or logically. Businesses should pay for themselves , recycle food waste
 - *The boundary of the Newport Northside district has been carefully tailored to include commercial zoned lands along US 101 and US 20 identified as prime candidates for redevelopment as part of a detailed economic study performed in 2012, the fairgrounds, areas adjacent to the hospital that will be redeveloping, and land (primarily residential) in Agate Beach that lacks adequate public services.*

- Need more information about the planned development of McLean Point. - Concern about wildlife nesting, wetlands, NWNG holding tank. - concerned about how the plans relate to comp plan goals for Yaquina Bay.
 - *The management objective for this portion of the estuary is to promote port development and the development of other water dependent uses in keeping with the scenic, historic, and unique characteristics of the area. The urban renewal plan furthers this objective by providing funding to cover the cost of infrastructure needed to support water dependent industrial development at the recently reconstructed international Terminal and adjacent undeveloped land at McLean Point.*

Relevant portions of the Estuary Management Plan, along with detailed explanations of the Estuarine Management Units and their associated management objectives have been incorporated into the City of Newport's Comprehensive Plan and Zoning Ordinance. Water dependent zoned land within the urban renewal plan area prioritize uses and prohibit development that does not need contact with or use of water for transportation, recreation, energy production or water supply consistent with Yaquina Bay and Estuary Policies 3, 7, and 8. The urban renewal plan does not include projects that would preclude the disposal of dredge material in upland areas, as provided in Policy 5, and lands subject to the plan have not been designated as mitigation or restoration sites as outlined in Policy 6. The Newport Zoning Ordinance requires impact assessments for in-water development, consistent with Policy 10, in the event that infrastructure that is to be funded with this plan extends into the estuary.

Heavy industrial zoned lands within the urban renewal plan are not adjacent to the estuary and are not subject to the Yaquina Bay and Estuary Goal. The City of Newport Comprehensive Plan contains policies that are relevant to natural and conservation estuarine management units. Those policies are not listed in this plan because the management units are not present within the urban renewal area.